

## Heritage Assessment



## Land at Cheadle Road, Upper Tean

On behalf of Renew Land Developments Limited

June 2015

Heritage Collective Project Ref: 1568

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## **1.0 INTRODUCTION**

- 1.1 This heritage assessment has been written and prepared by Heritage Collective on behalf of Renew Land Developments Limited. It relates to the proposed development of land for housing at Cheadle Road, Upper Tean, Staffordshire.
- 1.2 The proposed development is within the setting of the Anchor Inn, a mid-18<sup>th</sup> century building at the crossroads formed by Cheadle Road, Breach Lane and Tenford Lane. The Anchor Inn is a grade II listed building that stands on the east side of the valley of the River Tean.
- 1.3 The proposed development is also within the setting of Croft Mill, a disused 19<sup>th</sup> century industrial complex within the valley of the River Tean. A substantial chimney stack survives at Croft Mill and it acts as a local landmark. This assessment has regard to the effect of the proposal on the setting of the former mill as a non-designated heritage asset.

## 2.0 THE ANCHOR INN AND CROFT MILL

### Introduction

- 2.1 This chapter of the assessment describes the historical background of the Anchor Inn and Croft Mill.

### The Anchor Inn

- 2.2 The Anchor Inn is a grade II listed building in Cheadle parish, Staffordshire, in the historic township of Teanford. It stands on the east side of the valley of the River Tean, close to the southern boundary of Cheadle. The next parish to the south is Checkley, which includes Upper Tean. The listed building is located beside the crossroads of Cheadle Road (the A522), Breach Lane and Tenford, occupying the corner plot between Cheadle Road and Breach Lane. The list description reads as follows:

*"THE ANCHOR INN, TEAN ROAD*

*Grade: II*

*List entry number: 1281053; date first listed: 08-Aug-1986*

*Inn. Dated 1757 with mid-C19 and C20 alterations. Rendered brickwork; tiled roof on dentilled eaves course; brick end stacks. Two-storey, two-window front; segmental head casements to first floor, probably formerly three windows, but the small right hand space has now been covered by a sign; enlarged C20 casements to ground floor, entrance to right of centre with hood on corbels, C20 panelled door and date over in C20 numerals. Lower addition to left of one window.<sup>1</sup>*

- 2.3 The building bears the date 1757.<sup>2</sup> The Anchor Inn does not appear in the registers of licensed alehouse keepers for 1782 and 1792, but it is known to have been licensed by 1869.<sup>3</sup> During the period 1907-18 it was owned by the

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<sup>1</sup> The Heritage List, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1281053>.

<sup>2</sup> The Heritage List, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1281053>.

<sup>3</sup> Staffordshire Record Office, Register of Alehouse Keepers, Staffordshire, 1782-1792, Q/RLv/1; Staffordshire Record Office, Register of Alehouse and Beerhouse Licences, 1907-1918, D7119/2/3/1.

brewery J. Joule & Sons. No historic photographs of the building have been found,<sup>4</sup> but the following cartographic sources depict a building on this site:

- 1775 - William Yates' Map of Staffordshire suggests the presence of a building on the site of The Anchor Inn.<sup>5</sup>
- 1820 (surveyed 1819-20) – Map of the County of Stafford by C. Greenwood also suggests the presence of a building on the site of The Anchor Inn.<sup>6</sup>
- 1831 – Enclosure map of Cheadle parish (Monkhouse) shows the site of The Anchor Inn occupied by an L-shaped building and two smaller structures.<sup>7</sup>
- 1836 – The 1836 Plan of the Parish of Checkley by J. P. Lofthouse appears to show two buildings – the first, with a stepped north façade, located on the corner of the north and east branches of the crossroads; the second located further west.<sup>8</sup>
- 1842 – Checkley tithe map portrays the area in an extremely similar manner to the 1836 map, down to the numbering of the plots.<sup>9</sup>
- 1842 – A modern, hand-drawn copy (n. d.) of the 1842 Cheadle tithe map shows the site occupied by two buildings. The plot is numbered 1466.<sup>10</sup>
- 1881 onwards – Buildings and site shown on numerous O. S. maps.

2.4 Directories of Staffordshire dating between 1854 and 1928 were sampled but the place name Teanford (or Tenford) does not feature in the index by place. Neither does an 'Anchor Inn' at Teanford feature in the trades directory section.<sup>11</sup> In terms of licensing records at Staffordshire Record Office, the only surviving documents covering Cheadle parish are the Register of

<sup>4</sup> No historic photographs found at Staffordshire Record Office or at <http://www.staffspasttrack.org.uk/>.

<sup>5</sup> Staffordshire Record Office, William Yates, map of Staffordshire, 1775, facsimile edition published by Harry Margary (Kent) for the Staffordshire Record Society.

<sup>6</sup> Staffordshire Record Office, C. Greenwood, Map of the County of Stafford from actual survey made in the years 1819 & 1820, published by W. Fowler, C. Greenwood & Co., London, June 1820.

<sup>7</sup> Staffordshire Record Office, Enclosure map of Cheadle parish: Monkhouse, 1831, D4504/1.

<sup>8</sup> Staffordshire Record Office, J. P. Lofthouse, Plan of the Parish of Checkley, 1836, D4489/3/1-2.

<sup>9</sup> National Archives, Checkley tithe map, 1842, IR 30/32/63.

<sup>10</sup> Staffordshire Record Office, Copy of the Cheadle tithe map of 1842 (copy does not include the award), D3729/6/17/8.

<sup>11</sup> Anon., *Post Office Directory of Birmingham, Warwickshire, Worcestershire and Staffordshire* (London: Kelly & Co., 1854); Anon., *Post Office Directory of Staffordshire* (London: Kelly & Co., 1872); Anon., *Kelly's Directory of Staffordshire and Shropshire* (London: Kelly's, 1896); Anon., *Kelly's Directory of Staffordshire* (London: Kelly's, 1916); Anon., *Kelly's Directory of Staffordshire* (London: Kelly's, 1928).

Alehouse Keepers, Staffordshire, 1782-1792 and the Register of Alehouse and Beerhouse Licences, 1907-1918.<sup>12</sup> The specific evidence is as follows:

- Late 18<sup>th</sup> century – No public house at Teanford or Tenford seems to be listed in the Register of Alehouse Keepers, Staffordshire ('licences to keep Common Inns or Alehouses') for 1782 or 1792.<sup>13</sup>
- Before 1869 - The 'Anchor, Tenford' was first licensed as a beerhouse or alehouse (it is not specified which) before 1869.<sup>14</sup>
- Information regarding the 'Anchor, Tenford' in the Register of Alehouse and Beerhouse Licences, 1907-1918<sup>15</sup>:
  - . Licenced in this volume for each year during the period 1907-1918
  - . Description of licence: Beer
  - . Name of owner or lessee: J. Joule & Sons Ltd, Stone
  - . Name of licensee: Elijah Alcock
- 1911 census entry - Anchor Inn, Tenford, Tean, Stoke On Trent <sup>16</sup>:
  - . Elijah Alcock; head; male; aged 41; married; occupation – beerhouse keeper; working on own account; working at home; birth place – Cheadle, Staffordshire. Mary Elizabeth Alcock; wife; aged 46; married; years of present marriage – 9; occupation – assisting in the business; birth place – Cheadle, Staffordshire.
  - . Elizabeth Alcock; daughter; aged 19; single; birth place – Cheadle, Staffordshire.

2.5 Joule's brewery, High Street, Stone, Staffordshire was founded by Francis Joule in 1780.<sup>17</sup> The company owned a large number of pubs in the Potteries,

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<sup>12</sup> Staffordshire Record Office, Register of Alehouse Keepers, Staffordshire, 1782-1792, Q/RLv/1; Staffordshire Record Office, Register of Alehouse and Beerhouse Licences, 1907-1918, D7119/2/3/1.

<sup>13</sup> Staffordshire Record Office, Register of Alehouse Keepers, Staffordshire, 1782-1792, Q/RLv/1. The register is arranged by hundred, then by surname of alehouse keeper; the records give the name of the town but not the name of the public house. Cheadle parish is in the hundred of Totmonslow South – in the lists for 1782 and 1792 there are a number of entries for Cheadle but none specifically for Teanford / Tenford.

<sup>14</sup> Staffordshire Record Office, Register of Alehouse and Beerhouse Licences, 1907-1918, D7119/2/3/1.

<sup>15</sup> Staffordshire Record Office, Register of Alehouse and Beerhouse Licences, 1907-1918, D7119/2/3/1. By contrast, both the 'owner or lessee' and 'licensee' of The Ship Inn was Thomas Tongue, Tenford.

<sup>16</sup> Ancestry.com. *1911 England Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011, [http://search.ancestry.co.uk/cgi-bin/sse.dll?indiv=1&db=1911england&gss=angs-d&new=1&rank=1&msT=1&gsfn=elijah&gsfn\\_x=NP\\_NN&gsln=alcock&gsln\\_x=NN&MSAV=1&cpxt=1&cp=4&catbuc ket=r&uidh=a2b&pcat=35&fh=1&h=56692302&recoff=&ml\\_rpos=2](http://search.ancestry.co.uk/cgi-bin/sse.dll?indiv=1&db=1911england&gss=angs-d&new=1&rank=1&msT=1&gsfn=elijah&gsfn_x=NP_NN&gsln=alcock&gsln_x=NN&MSAV=1&cpxt=1&cp=4&catbuc ket=r&uidh=a2b&pcat=35&fh=1&h=56692302&recoff=&ml_rpos=2).

<sup>17</sup> L. Richmond and A. Turton, eds, *The Brewing Industry: A Guide to Historical Records* (Manchester and New York: Manchester University Press, 1990), p. 199; [http://www.joulesbrewery.co.uk/brewery/joules\\_story.php](http://www.joulesbrewery.co.uk/brewery/joules_story.php).

with Longton having the largest number in a single town.<sup>18</sup> By 1924 John Joule & Sons owned 130 licensed properties.<sup>19</sup> The company became the first English brewery to supply a number of bars in New York.<sup>20</sup> In the early 1970s it was acquired by Bass Charrington, who demolished the Stone brewery in 1974. The Joule's brand entered new ownership in 2010; now based at a brewery in Market Drayton, the company has re-established links with some of the original Joule's pubs.<sup>21</sup>

## Croft Mill

- 2.7 The tape manufacturing company J. & N. Philips & Co. was established in Upper Tean by John and Nathaniel Philips, the sons of a local squire, around 1747. In the mid-18<sup>th</sup> century the tape trade was dominated by the Dutch, and the brothers paid for 'bringing over and paying the Dutchman [thought to be van Sanford] we had, and in altering and improving our looms'.<sup>22</sup>
- 2.8 At the outset the tapes were woven in linen.<sup>23</sup> Production was chiefly carried out on looms set up in the weavers' cottages, or in small loom-sheds adjoining the cottages, with each weaver having between one and ten looms.<sup>24</sup> In 1817 the looms were primarily spread between Tean (300 looms) and Cheadle (120), though further weaving was carried out at Kingsley (50) and Draycott-in-the-Moors (8).<sup>25</sup> By the 1770s, the firm's buildings at Upper Tean included a warehouse, 'old' and 'new' loomhouses, and Tean Hall (built in 1613 and extended in the early 18<sup>th</sup> century), which provided a manager's house.<sup>26</sup>
- 2.9 This dispersed system of production continued until around 1823, when two steam-powered mills were constructed for J. & N. Philips & Co. at Upper Tean and Cheadle. The former comprises part of New Tean Hall Mill, High Street

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<sup>18</sup> M. Edwards, *Longton Through Time* (Amberley Publishing, 2013).

<sup>19</sup> L. Richmond and A. Turton, eds, *The Brewing Industry: A Guide to Historical Records* (Manchester and New York: Manchester University Press, 1990), p. 199.

<sup>20</sup> [http://www.joulesbrewery.co.uk/brewery/joules\\_story.php](http://www.joulesbrewery.co.uk/brewery/joules_story.php).

<sup>21</sup> [http://www.joulesbrewery.co.uk/brewery/joules\\_story.php](http://www.joulesbrewery.co.uk/brewery/joules_story.php).

<sup>22</sup> Quoted by R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 59.

<sup>23</sup> <http://www.rykneldtean.co.uk/history/>.

<sup>24</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 60.

<sup>25</sup> M. W. Greenslade and J. G. Jenkins, eds, *A History of the County of Stafford: Volume II*, Victoria County History (London: Oxford University Press, 1967), p. 221.

<sup>26</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 60.

(listed grade II\*), and was built as a four-storey building with cast-iron columns and cast-iron beams supporting brick vaults.<sup>27</sup> The factory provided space for 352 looms, the replacement of the 'bar' with pulleys being the only alteration required by the transfer to steam power.<sup>28</sup> Additional ranges were constructed at New Tean Hall Mill in 1876 and 1884, with further alterations carried out c.1930.<sup>29</sup>

2.10 From 1930 the Upper Tean tape mill diversified its output to include rayon and silk ribbons, adding woven labels in 1948.<sup>30</sup> The mill was taken over by Brocklehurst Whiston in 1955 and subsequently by Marling Industries c.1968, under whose auspices it formed part of Rykneld Tean.<sup>31</sup> The tape mill at Cheadle closed in 1930 and was mostly demolished in 1973.<sup>32</sup>

2.11 From c.1750, J. & N. Philips & Co. carried out dying and bleaching at Croft Mill.<sup>33</sup> An O. S. map of 1881 shows a mill lade to the north of the buildings and mill pond, with the flow of water through the site being controlled by a number of sluices; the lade is likely to have been fed by a culvert linking to the mill race beside Teanford Mill.<sup>34</sup> In the second half of the 18<sup>th</sup> century milk was also used in the bleaching process, and an average of 1,400 gallons was supplied annually to the bleachworks between 1754 and 1758.<sup>35</sup>

2.12 A number of buildings were constructed at Croft Mill during the 19<sup>th</sup> century. The stove (66ft long and 31 ft wide; still standing in 1976) has bricks above the entrance inscribed with details including the date (1841), the owners (John & Nathaniel Philips & Co), the manager of Tean Hall Mills (Joseph

<sup>27</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), pp. 60-3; National Heritage List, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1037964>.

<sup>28</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 63.

<sup>29</sup> 'New Tean Hall Mill', National Heritage List, <http://list.historicengland.org.uk/resultsingle.aspx?uid=1037964&searchtype=mapsearch>.

<sup>30</sup> M. W. Greenslade and J. G. Jenkins, eds, *A History of the County of Stafford: Volume II*, Victoria County History (London: Oxford University Press, 1967), p. 221.

<sup>31</sup> <http://www.rykneldtean.co.uk/history/>.

<sup>32</sup> M. W. Greenslade and J. G. Jenkins, eds, *A History of the County of Stafford: Volume II*, Victoria County History (London: Oxford University Press, 1967), p. 221; R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 64.

<sup>33</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 65.

<sup>34</sup> O. S. map of Staffordshire, 25", sheet 25.2, first edition, 1881; Undated plan, Staffordshire Record Office, Bundle relating to Teanford Mill, 1925, D5476/A/2/20.

<sup>35</sup> M. W. Greenslade and J. G. Jenkins, eds, *A History of the County of Stafford: Volume II*, Victoria County History (London: Oxford University Press, 1967), p. 221; N. Green, 'History of Tean', 2010, unpublished typescript in the William Salt Library, p. 42.



Wood) and the architect (James Whitaker).<sup>36</sup> Further features still existing in 1976 included the ground floor of the bleach-house, built in 1829; one bay of the 'kier-shed', built before 1836, where the tapes were boiled and washed; a stack built in 1841; and a warehouse dating from 1889.<sup>37</sup>

2.13 The O. S. map of 1881 further shows that the field between the mill buildings and river was used as a drying green.<sup>38</sup> Exposure to the weather continued the bleaching process, and the practice of weathering is thought to have been used at Croft Mill until the 1930s.<sup>39</sup>

2.14 Croft Mill was converted to a welding works in 1971.<sup>40</sup>

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<sup>36</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 65.

<sup>37</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 65.

<sup>38</sup> O. S. map of Staffordshire, 25", sheet 25.2, first edition, 1881.

<sup>39</sup> N. Green, 'History of Tean', 2010, unpublished typescript in the William Salt Library, p. 42.

<sup>40</sup> R. Sherlock, *The Industrial Archaeology of Staffordshire* (Newton Abbot and London: David & Charles, 1976), p. 65.

## 3.0 RELEVANT HERITAGE POLICY AND GUIDANCE

### Legislation

3.1 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

3.2 Harm is defined by English Heritage as change which erodes the significance of a heritage asset.<sup>41</sup>

3.3 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

3.4 Historic England advocates that a stepped approach should be taken to the assessment of impacts on setting and significance, starting by identifying the assets affected, then assessing the contribution setting makes to significance, and then assessing the effect of the proposed development.

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<sup>41</sup> Paragraph 84 of Conservation Principles 2008.

- 3.5 The assessments of setting and significance (and the assessments of impact) must be made with primary reference to the four main elements of special significance identified in the NPPF, but there are other elements of setting which may be relevant to varying degrees. In this case it is appropriate to consider aspects such as landscape and topography, routes, character, views and context.
- 3.6 In this case there will be no physical impact on the listed building but instead there will be a potential effect on its setting. However, for the purposes of paragraphs 132 to 134 of the NPPF it is necessary to undertake an assessment of the direct impact on significance, not on setting in isolation. Insofar as the Act requires that it is the setting of a listed building to which it is desirable that special consideration should be given, the assessment becomes one in which the focus is on those elements of significance which are appreciated and understood through the setting of the designated heritage asset.
- 3.7 The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 132 to 134 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 3.8 The effect of the proposed development on the setting and significance of non-designated heritage assets is a material consideration within the balancing exercise as prescribed by paragraph 135 of the NPPF. It should be noted that the balancing exercise in paragraph 135 does not refer to public benefits, unlike paragraphs 132 to 134.

## 4.0 SETTING AND SIGNIFICANCE OF HERITAGE ASSETS

- 4.1 This chapter of the assessment describes the setting and significance of the grade II listed building known as the Anchor Inn, and the setting and significance of the remains of Croft Mill.
- 4.2 The Anchor Inn was licensed as a beerhouse or alehouse before 1869, but it has not been possible to trace it in the late 18<sup>th</sup> century Register of Alehouse Keepers. It may have been built as a cottage and then converted to a public house, but at any rate the core of the building it appears to be of mid-18<sup>th</sup> century date (**View 1**).
- 4.3 Located on the crossroads where Cheadle Road meets Breach Lane and Tenford Lane, the pub would have benefited from trade generated by passing traffic and from those working in the local mills and farms. The relationship of the building to the road system on the east side of the valley of the River Tean is an important clue to its origin, use and significance. Its key characteristics are readily identifiable, as follows:
- i. Architectural significance: The building is a typical example of a small mid-18<sup>th</sup> century house or cottage, with two gable stacks and a central doorway (the lower element to the left may be a later addition, and there are later extensions at the rear). It is recognisable as an example of local vernacular construction, albeit the windows, roof tiles, render and external surfaces are probably all of 20<sup>th</sup> century date.
  - ii. Historical significance: The public house has a strong historical connection with the crossroads, and it is important in local views to those travelling from all four directions. It has a longstanding use which forms a connection with the industrial and agricultural roots of the locality.
  - iii. Archaeological significance: The intrinsic fabric of the building is of evidential interest, but the building is not directly connected with buried or industrial archaeology.

- iv. Artistic significance: The public house is not of particular artistic interest, though it is of vernacular architectural interest as has been noted above.

4.4 The location of the listed building at the crossroads is an important part of its significance. It is at a road junction of some antiquity, and it acts as a visual reference in views when approaching from all four directions, including the public footpath in the north-east corner of the application site. In addition, the building is on sloping ground, giving rise to a number of characteristic views, as follows:

- **View 2:** The view from the public footpath in the north-east corner of the application site is important in that it permits the appreciation of the front (south) elevation of the listed building, including the gable stacks and the central door. Even the internal layout of the historic core of the building can be imagined with some confidence. The road, car parking area and grazing in front of the building provide an important part of its historic context. The roof and chimneys form part of the skyline (Figure 2).
- **View 3:** The view of the west elevation of the listed building in Breach Lane includes Ivy Cottage to the right of view. Again, the roofline of the pub is an important component on the skyline (Figure 3).
- **View 4:** The Anchor Inn is again an important component of the skyline when looking southward on Cheadle Road (Figure 4).
- **View 5:** The east elevation again forms an important part of the skyline when looking west from Cheadle Road near the road junction (Figure 5).
- **View 6:** Another angled view of the front (south) and side (east) gable of the listed building from the crossroads emphasises the importance of the skyline (Figure 6).
- **View 7:** The front Anchor Inn is an important component of the skyline when looking northward on Cheadle Road (Figure 7).

- 4.5 It is significant that the roof and chimney profile of the listed building breaks the skyline in all the views described above, making it an assertive and distinctive structure despite its relatively small size.
- 4.6 Ivy Cottage, which is the old house to the south-west of the Anchor Inn, on the south side of Breach Lane, is an important contextual feature that can be seen in conjunction with the listed building in several of the views described above.
- 4.7 The Anchor Inn is a functional building and a focal point. It was not designed with the specific intention of enjoying expansive views outward, as can be seen from the relatively small windows on the front elevation. The limited view outward is less important to its setting than the many views towards it.
- 4.8 In summary, the Anchor Inn is of special architectural and historic interest as an example of a mid-18<sup>th</sup> century pub standing at a crossroads. It is a long-established use that acts as a physical connection with the past.
- 4.9 The chimney of Croft Mill is a tall landmark structure within the valley of the River Tean, visible from a number of directions (**View 8**). It is a structure of industrial archaeological interest in a local context (**View 9**).

## **5.0 IMPACTS ON HERITAGE SIGNIFICANCE**

- 5.1 Considerable importance can be attached to the view of the front elevation of the listed building when seen from the public footpath in the north-east corner of the application site, and the significance of the views when approaching on the historic routes that underpin the reason for the location of the building.
- 5.2 The application proposal will not affect the historic skyline of the listed building in any of the six views illustrated at the end of this assessment.
- 5.3 The application proposal will be visually peripheral to the views illustrated below, and in none of those cases will it interfere with the ability of an observer to see the building.
- 5.4 The proposal will not affect the important historic relationship between the listed building and the crossroads.
- 5.5 The proposal will preserve the most important components of the setting of the listed building. There will be an effect on the long view towards the listed building from the application site, but this is not associated with the far more important connections along the routes that lead to the crossroads. The effect will be minor.
- 5.6 The Anchor Inn is a designated heritage asset that will be the subject of minor change, resulting in a small impact. This impact will not affect the important relationship of the listed building to the road system, or views from the roads, or the historic skyline. Any change will be limited to the application site itself, and it will be further limited by the fact that the outline masterplan has been revised so as to preserve the important view of the front elevation of the listed building from the public footpath.
- 5.7 For the purposes of section 66(1) of the Act the key components of the setting of the listed building are preserved – that is, the relationship with the road system and the historic skylines. The presumption in favour of the preservation of the setting of the listed building is not breached. Insofar as there is change within the setting of the listed building, it affects a private

view within the application site. The more important public view from the footpath, which includes the historic skyline, is preserved.

- 5.8 The preservation of the setting of the listed building means that there is no harm within the meaning in paragraphs 132 to 134 of the NPPF. In applying considerable importance and weight to this matter, the listed building would be no less significant after the construction of the development than it is at the present time.



## 6.0 CONCLUSIONS

- 6.1 The Anchor Inn is a mid-18<sup>th</sup> century pub that is a long-established focal point at the crossroads where Cheadle Road meets Breach Lane and Tenford Lane. It has a strong functional and contextual relationship with historic routes on the eastern slope of the valley of the River Tean.
- 6.2 The relationship of the listed building with the local topography is such that it asserts itself in local views as an important part of the historic skyline.
- 6.3 The application development will not affect the historic skyline of the listed building, or interrupt any views of the listed building from the four historic routes than join at the crossroads.
- 6.4 The masterplan preserves the important view of the front elevation when seen from the public footpath within the north-east corner of the application site.
- 6.5 A longer view of the pub will be affected by the development within the application site, but this view is not related to the all-important relationship between the building and the historic routes.
- 6.6 Change within the setting of the listed building will be limited, giving rise to a minor effect on its heritage significance. The setting of the listed building will be preserved for the purposes of the duty in section 66(1) of the Act. Therefore, there will be no harm to the significance of the listed building.
- 6.7 The proposed development will not have a significant effect on the setting or significance of Croft Mill as a non-designated heritage asset. The chimney will remain a focal point in views along and across the valley of the River Tean.



View 1 – The front (south) elevation of the Anchor Inn



View 2 – The front elevation seen from the public footpath



View 3: The west elevation seen from Breach Lane



View 4: The north elevation seen looking south on Cheadle Road



View 5: The east elevation



View 6: The view from the crossroads junction





View 7: The view looking north from Cheadle Road, at the junction with the public footpath



View 8: A longer view from Breach Lane, looking east across the valley with the chimney in view (indicated)



View 9: The base of the chimney at the former Croft Mill.

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